

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Central West Combined Neighborhood Plan

**CASE#:** NPA-2014-0027.02

**DATE FILED:** August 22, 2014 (Out-of-cycle)

**PROJECT NAME:** 1018 W. 31<sup>st</sup> Street

**PC DATE:** November 12, 2014  
October 28, 2014  
October 14, 2014

**ADDRESS:** 1018 W. 31<sup>st</sup> Street

**SITE AREA:** 0.432 acres

**OWNER/APPLICANT:** Daughters of Charity Ministries, Inc. (Sister Jane Graves)

**AGENT:** McLean & Howard, L.L.C. (Jeffrey S. Howard)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Multifamily

**To:** Mixed Use/Office

**Base District Zoning Change**

**Related Zoning Case:** C14-2014-0148

**From:** MF-2-NP

**To:** LO-MU-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** September 23, 2010

**PLANNING COMMISSION RECOMMENDATION:**

October 14, 2014 – Pulled; Renotified for October 28, 2014.

October 28, 2014 – Postponed to Special hearing date of November 12, 2014 on consent agenda (J. Stevens; A. Hernandez- 2<sup>nd</sup>) Vote: 8-0-1 (B. Roark absent).

November 12, 2014 – Recommended approval of Mixed Use/Office land use on consent agenda. [R. Hatfield; B. Roark – 2<sup>nd</sup>] Vote: 8-0-1 [L. Varghese absent]

**STAFF RECOMMENDATION:** Recommended.

**BASIS FOR STAFF'S RECOMMENDATION:** The property is located in a block of development bounded by W. 32<sup>nd</sup> Street to the north; N. Lamar Boulevard to the east, W. 31<sup>st</sup> Street to the south, and Wabash to the west. The current land use on the future land use map is Multifamily and the proposed land use is Mixed Use/Office. Given that most of the property within this block (except for one single family lot) is either Mixed Use (facing N. Lamar) or Mixed Use/Office, staff believes the applicant's request for Mixed Use/Office is compatible with the surrounding land uses.

The neighborhood plan recognizes the area a low-intensity mixed use area that should protect the residential area south of W. 31<sup>st</sup> Street. The Mixed Use/Office land use meets those goals.

## Land Use

### Goal Statement and Introduction

Preserve and protect the historic character and integrity of Central West Austin's predominantly single-family neighborhoods, with their neighborhood-serving commercial centers, civic areas, safe parks, and attractive open spaces, so as to maintain the neighborhood's quality of life, avoid increasing traffic, preserve the mature tree canopy, protect creeks and the lakes, and prevent flooding.

Development of property as office, commercial, retail, multi-family, or civic uses should be in accordance with the Future Land Use Map, as informed by the Plan text, and should be appropriately oriented, scaled and buffered to protect the existing single-family homes from any intrusion and adverse effects from higher intensity uses. The future use of the Brackenridge Tract and the Austin State Supported Living Center property should take into account the impact of such use on the surrounding neighborhood, and if developed should be compatible with the existing single-family homes in the neighborhood. Buffering to protect the existing single-family homes in the neighborhood is also desired.

**Objective 2: Preserve or enhance, as appropriate, existing multifamily housing and neighborhood-serving commercial districts.**

**L.2.1**

Preserve the existing multi-family residential uses along Enfield Road, Exposition Boulevard, and 35<sup>th</sup> Street. If these properties redevelop, encourage a similar scale and the preservation of affordable rental housing, which contributes to the diversity of the neighborhood.

**Objective 3: All redevelopment should be compatible with the character of the adjacent neighborhood and should be guided by green design principles.** *(Note these are guidelines, not standards)*

**L.4.4**

Allow neighborhood mixed use development along the north side of 31st Street to transition between the residential properties to the south of 31st Street and the more intensive development to the north and along Lamar Boulevard. The block

within 31<sup>st</sup> Street, 32<sup>nd</sup> Street, Wabash Avenue, and Lamar Boulevard and the non-residential properties on the south side of 31<sup>st</sup> Street contain a mixture of neighborhood-scaled retail, office and residential development. The block is encouraged to remain so and serve as a transition between the residential properties to the south of 31<sup>st</sup> Street and the more intensive development to the north and along Lamar Boulevard. Future development or redevelopment should respect this mix and develop at a scale appropriate with the neighborhood located along 31<sup>st</sup> Street.

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#### L.4.5

St. Andrews Episcopal School is an important asset to the neighborhood and should remain in its current location. However, if the school leaves, it should be replaced by single family housing along 31<sup>st</sup> Street, multi-family apartments between Shoal Creek Greenbelt and Bailey Park, and office uses for the northern parcels along Shoal Creek Greenbelt and 34<sup>th</sup> Street.

This will protect the homes on the south side of 31<sup>st</sup> Street, promote neighborhood activity along the Shoal Creek Hike and Bike Trail, and integrate the 34<sup>th</sup> Street parcels such that they complete the pattern of activity along the 34<sup>th</sup> Street Corridor.

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## Transportation

### Goal Statement and Introduction

Support the livability, vitality, and safety of the Central West Austin neighborhood by providing streets that enhance its neighborhood character, encourage walking, bicycling, and transit use, and better serve its schools, library, parks and other key destinations.

#### Key Themes:

- Do not widen streets (T.1.1)
- Enforce speed limits (ongoing APD efforts; see also T.1.3)
- Protect against cut-through traffic (T.1.2)
- Control on-street parking (T.1.5)
- Maintain acceptable traffic service levels (T.1.10; see also T.1.2 and T.1.4)

### **Objective 1: Streets in Central West Austin should support neighborhood character and livability.**

#### **T.1.1**

Maintain neighborhood character and livability by not adding lanes to streets or widening streets or bridges in Central West Austin. At the following intersections, stakeholders generally support intersection widening and improvements when they balance reducing congestion



and increasing safety for motorists, pedestrians, and cyclists with protecting nearby property owners from encroachment and not increasing overall traffic volume (provided that they are not used to justify widening the remainder of the streets):

- 31<sup>st</sup>/Shoal Creek— Burdened due to traffic from Seton and St. Andrew School. Used to avoid 34<sup>th</sup> and 38<sup>th</sup> Streets, when congested

### **T.1.2**

The volume and speeds on all streets should be compatible with the roadway design and adjacent land uses. This recommendation deals with local improvements, such as traffic calming and reconfiguring routes and should result in slower speeds and discouraging cut-through traffic. Such improvements will restore neighborhood streets to public spaces that promote activities like walking and talking with neighbors. See the box below.

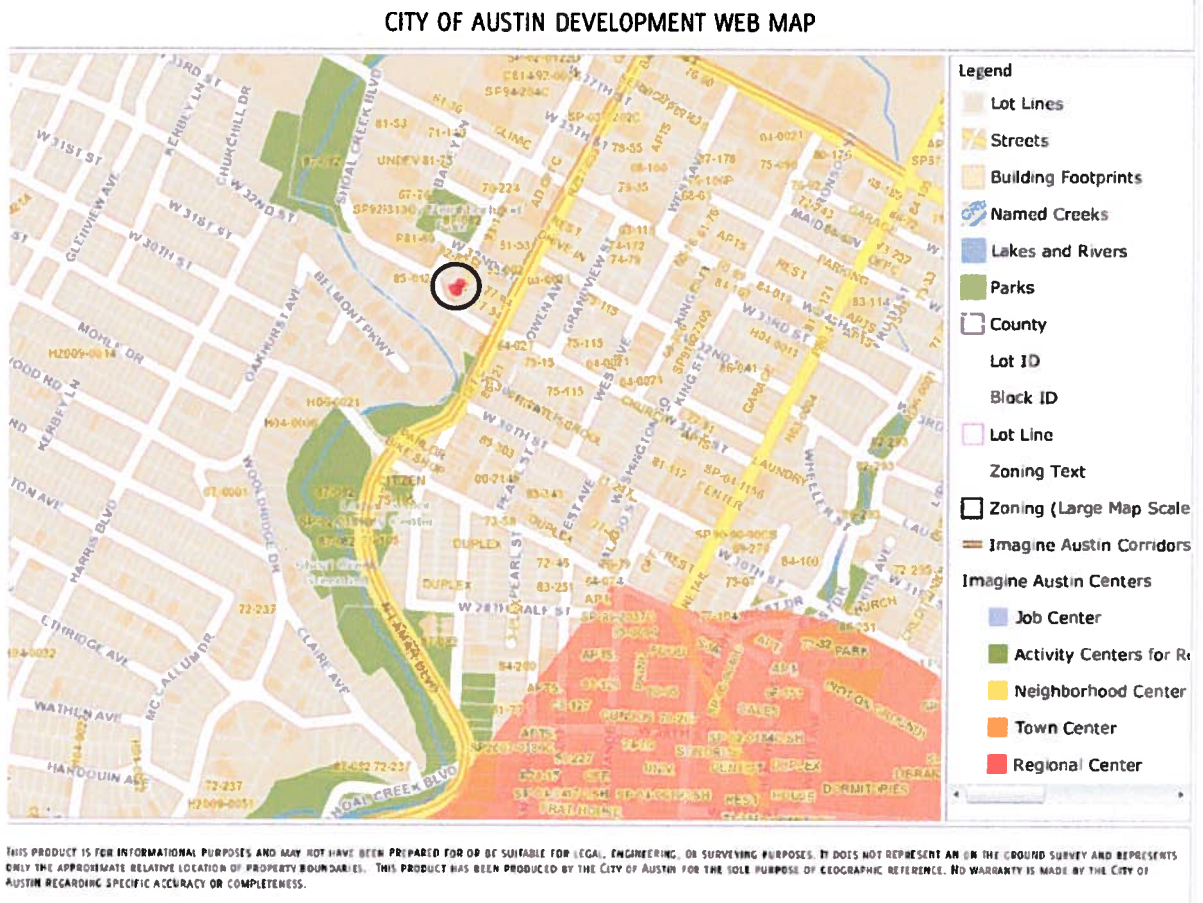
J: COA, NPCT

## **IMAGINE AUSTIN PLANNING PRINCIPLES**

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
  - *The property is located approximately 300 feet from North Lamar Boulevard which is a core transit corridor and an Imagine Austin activity corridor. Capital Metro has bus routes on it and the property is within walking distance from Baily Neighborhood Park and Shoal Creek Trail.*
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
  - *The property is located approximately 300 feet from North Lamar Boulevard which is a core transit corridor and an activity corridor and has bus routes operating on it.*

3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
  - ***The property is located off North Lamar Boulevard which is a core transit corridor and an activity corridor which promotes a mix of uses.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
  - ***The applicant is not proposing residential uses, although the zoning would allow for residential uses.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
  - ***Mixed Use/Office land use is directly to the north of the property and one lot over to the east. Mixed Use/Office land use is an appropriate land use adjacent to residential zoning and land uses.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
  - ***The property is not located in an environmental sensitive area, such as the Drinking Water Protection Zone, although it is near Shoal Creek.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
  - ***The property is located within walking distance to the Shoal Creek Trail, which could be used by the school children.***
8. Protect, preserve and promote historically and culturally significant areas.
  - ***Not applicable.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
  - ***Not applicable.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
  - ***The applicant's request to rezone to allow for a private school for kindergarten classes helps promote education and could provide more additional teacher jobs.***
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
  - ***Not applicable.***
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.

- ***Not applicable.***



## DESCRIPTIONS OF IMAGINE AUSTIN CENTERS AND CORRIDORS

## Regional Centers

Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, rowhouses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center.

Regional centers will range in size between approximately 25,000-45,000 people and 5,000-25,000 jobs.



## **Corridors**

Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

## **LAND USE DESCRIPTIONS**

### ***EXISTING LAND USE***

**Multifamily Residential-** Higher-density housing with 3 or more units on one lot

#### **Purpose**

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

#### **Application**

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

**PROPOSED LAND USE**

**Mixed Use/Office-** An area that is appropriate for a mix of residential and office uses.

**Purpose**

1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

**Application**

1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

**BACKGROUND:** The application was filed on August 22, 2014, which is out-of-cycle for neighborhood planning areas located on the west side of I.H.-35. The Central West Austin Planning Contact Team's letter authorizing the out-of-cycle application is included with this report.

The applicant requests a change in the future land use map from Multifamily to Mixed use/Office. The zoning request is to change the zoning from MF-2-NP to LO-MU-NP for a private school. St. Andrew's Episcopal School is purchasing the property to have kindergarten classes in the existing building, which was a former convent.

For more information on the zoning case, please see the case report for C14-2014-0148.

**PUBLIC MEETINGS:** The ordinance required community meeting was held on September 29, 2014. Approximately ninety-eight meeting notices were mailed to property owners, utility account holders and neighborhood/environmental groups located within 500 feet of the property. Fifteen people signed in on the day of the meeting.

After city staff gave a brief presentation on the applicant's request, the applicant's agent made the following presentation.

Jeff Howard said The Daughters of Charity have owned the property for 30 years, which is a convent for the nuns. They have moved the convent and contacted St. Andrew's School to ask if the school wanted to buy it. Adding a kindergarten classes has been a dream of the school. We looked at the convent building and determined that the 5,000 sq. foot building is

structurally sound so we want to reuse the building. The school also owns the property to the north of the site, so the access point will be from W. 32<sup>nd</sup> Street so there will be no new traffic on W. 31<sup>st</sup> Street. If the multifamily were to stay, it would have generated more traffic.

At the Central West Planning Contact Team meeting we went to, we discussed the project and did outreach. At the meeting drainage was mentioned as a concern. During the site plan stage we will be able to determine if the storm water sewage is a 26" pipe or what is actually there. We will work with the neighborhood on these issues.

The parking lot behind the convent has a row of parking that should be enough to meet what is generated on the site and maybe we could add more parking.

We hired an architect and started a design process. Right now a private school is allowed as a Conditional Use Permit (CUP), but we would like it as a permitted use. We told the PCT that we would only allow MF-2 uses and the St. Andrew's private school use. The zoning could prohibit all other uses except as noted. If we need a private restrictive covenant to do that instead of a conditional overlay, we will do that to prohibit administrative office. We are happy to continue to work with the neighborhood.

After Mr. Howard's presentation, the following questions were asked and comments made:

Q. If the school leaves, then people could build whatever they wanted?

A. Actually, something could only be built if the zoning allowed it.

Q. Why can't the school just go through the Conditional Use Permit process instead of rezoning it?

A. The CUP permit process could take longer than if we just pursue the zoning and have the use permitted by right.

Q. What scares me is that St. Andrew's School had said it does not want to expand. We would like input on the site plan before you get the zoning.

A. We wrote a strategic plan and one main goal was to start a kindergarten school once the three competitive schools that also had kindergarten classes have worked with use on this.

Q. I've read your deed of sale between the Daughters of Charity and the St. Andrew's School. I don't understand the rush of getting this case to PC and CC so fast.

A. We haven't closed the sale at this time. It's depending on the zoning being approved.

Q. How many teachers will you have?

A. Three teachers for 54 children.

Q. When the chapel was built, several large trees were cut down and smaller ones were planted. Are those small trees protected?

A. We are proud of our trees and take care of them.

Q. If you add more teachers, then there will also be assistant teachers and you will lose parking.

A. For the extra teachers, we will probably only need 3 to 5 more parking spaces.

Q. Will there be an outdoor playground?

A. We haven't designed it yet and would like the neighbors' input.

Q. Will the kindergarten classes be all day?

A. Classes will start a little early and end early.

Q. Have you done traffic study to maybe turn West 31<sup>st</sup> Street into a one-way street?

A. That's a great idea, but it's really not within our control.

Q. I don't understand how you got a waiver from the City to do a TIA?

A. For zoning changes, if you don't generate more than 2,000 trips a day, then you don't need to do a TIA. Since we won't generate that many trips, we didn't have to do a TIA and the City signed off on our waiver.

Q. How many students does St. Andrew's currently have?

A. 450 students. The additional 54 students didn't trigger a TIA.

Q. Did you say all the access to the parking lot to the north would be from W. 32<sup>nd</sup> Street?

A. That's our plan.

Q. Do you have a conceptual plan and tree survey?

A. We haven't done a tree survey because we know where the trees are.

Q. How many stories will be built?

A. The proposed LO zoning would allow 40 feet and three stories, but we don't need that height.

Q. In the conceptual plan you show, the sensory playground is shown along W. 31<sup>st</sup> Street. Could you move that away from the residences across the street?

A. The school will be in session between 8:30 a.m. and 3:30 p.m. Monday through Friday, so I don't think the playground will keep people up at night.

Q. Is the density different between MF-2 and LO-MU?

A. We could limit the density to MF-2 because LO-MU could be denser.

Q. Will the single family homeowners be invited back after the architectural designs are fleshed out so we can provide comments?

A. We will work with you as much as necessary so you can provide input.

Q. Is your contract to purchase the property contingent upon getting the zoning?

A. Yes, but if we don't get the zoning we might decide to purchase the property anyway.

Comments:

- The Central West Austin Neighborhood Plan Tracking Chart mentions traffic volume and speed issues on W. 31<sup>st</sup> Street. This will add to the problems not help address them.
- How does this impact the value of residential property?
- When the Central West Planning Contact Team allowed the out-of-cycle application we did not know the case would be accelerated. We still need to work with the school on issues discussed at this meeting.
- There are safety factors like traffic congestion. West 31<sup>st</sup> Street is used as cut through traffic. Also, the bike lanes are narrow and are blocked with overgrown tree limbs. There's just too much traffic.
- This is part of Shoal Creek Trail with people and their kids walking from the trail to this area. We don't need more traffic in the area.
- Having the cars enter from West 32<sup>nd</sup> Street doesn't address the problem. The MF-2 zoning on the convent was put there by city staff because they didn't know how to zone it. We would prefer the property to stay MF-2 and you seek the conditional use permit process because we will be able to provide input on the design.
- During the neighborhood planning process four years ago St. Andrew's School said they had no plans to add more students, but now you are.

The Central West Austin Planning Contact Team has not submitted a letter at this time.

**CITY COUNCIL DATE:**

November 6, 2014                      **ACTION:** Postponed to November 20, 2014 on the consent agenda at staff's request. [L. Morrison; M. Martinez – 2<sup>nd</sup>] Vote: 6-0-1 [ B. Spelman absent].

November 20, 2014                      **ACTION:** Pending.

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

**EMAIL:**Maureen.meredith@austintexas.gov



Neighborhood Plan Amendment

**SUMMARY LETTER**

We are requesting this FLUM amendment in connection with a rezoning request for the property located at 1018 W. 31st Street (the "Property"). The Property is currently owned by the Daughters of Charity Ministries, Inc., and operated as a convent. St. Andrews Episcopal School is under contract to purchase the Property in order to expand its private school operations, currently operating on the adjacent property and the property across Wabash Street, onto the Property.

In order to operate a private school on the Property as a permitted use, the Property must be rezoned to LO-MU. However, the land use indicated on the Future Land Use Map for the Central West Austin Neighborhood Plan for the Property is Multifamily. Because a zoning change to LO-MU is not permitted in a future land use area designated as Multifamily, the Property cannot be rezoned to LO-MU, and thus cannot be used as a private school as a permitted use, without a FLUM amendment.

We request that the Property be changed from Multifamily on the FLUM to Mixed Use/Office, to allow for the rezoning of the Property to LO-MU, and for the use of the Property as a private school. The tracts immediately adjacent to the Property, to the north, are indicated as Mixed Use/Office on the FLUM, as well as a tract across W. 31st Street, and a tract on the north side of W. 31st Street when you are heading towards Lamar. Changing the Property to Mixed Use/Office is consistent with the future land uses and existing actual land uses surrounding the Property.

We have met and discussed with the Central West Austin Combined Neighborhood Planning Contact Team ("Contact Team") the substance of this FLUM amendment request and the association rezoning application. The Contact Team has authorized this out-of-cycle FLUM amendment application.

Enclosed in this application is a support letter from the Contact Team recommending that this out-of-cycle FLUM amendment request be considered.

**Out-of Cycle Authorization Letter from PCT**

**From:** Michael R. Cannatti  
**Sent:** Friday, August 22, 2014 11:44 AM  
**To:** Meredith, Maureen  
**Cc:** Jeff Howard; Katie Van Dyk  
**Subject:** FW: CWANPCT Decision on St. Andrew's School Request for Out-of-Cycle Neighborhood Plan Amendment (1018 W. 31st Street)

Good morning Maureen,

Please be advised that, at our August 12, 2014 meeting of the Executive Committee, the Central West Austin Neighborhood Plan Contact Team voted to approve the request for out-of-cycle consideration of a neighborhood plan amendment to the Central West Austin Combined Neighborhood Plan. This decision was based on the condition that the application will be pursued in the name of the property owner, and further on the condition the following restrictions will be included in the zoning request: (i) the FLUM change being requested would be to "Mixed Use/Office" like the school property to the north, and (ii) the LO-MU zoning would be restricted by a conditional overly (CO) that would (a) limit uses to private school uses and residential uses allowed in MF-2 only, and (b) restrict any residential uses to MF-2 site development regulations. With these restrictions the use of the property would be limited to how it is currently zoned or for private school uses, and no others.

Please let us know when the next step for this application will be scheduled for consideration by our NPCT.

Yours very truly,

Michael Rocco Cannatti  
Central West Austin Neighborhood Plan Contact Team, Chair  
512.472.3199

**Letter from the Central West Austin Combined  
Neighborhood Planning Contact Team**

(No letter received at the time report was submitted; however, see e-mail from  
Michael Cannatti on page next page)

**From:** Michael R. Cannatti

**Sent:** Tuesday, September 30, 2014 10:11 PM

**To:** Meredith, Maureen

**Cc:** 'Blake Tollett'; 'Michael Curry'; 'August Harris'; 'Betty Trent'; 'Roya@'; 'Roya Johnson'; 'Jerry Lloyd'; 'Joyce'; 'mark nixon'; 'Diane Umstead'; 'Craig A. Duewall'; 'Vivian Wilson'; 'Tina Weinberger'; 'jason@'; 'Jeff Howard'

**Subject:** RE: CWANPCT Request for 2-Week Delay in Staff Recommendation for Case NPA-2014-0027.02 (1018 W. 31th St.)

Good evening Maureen –

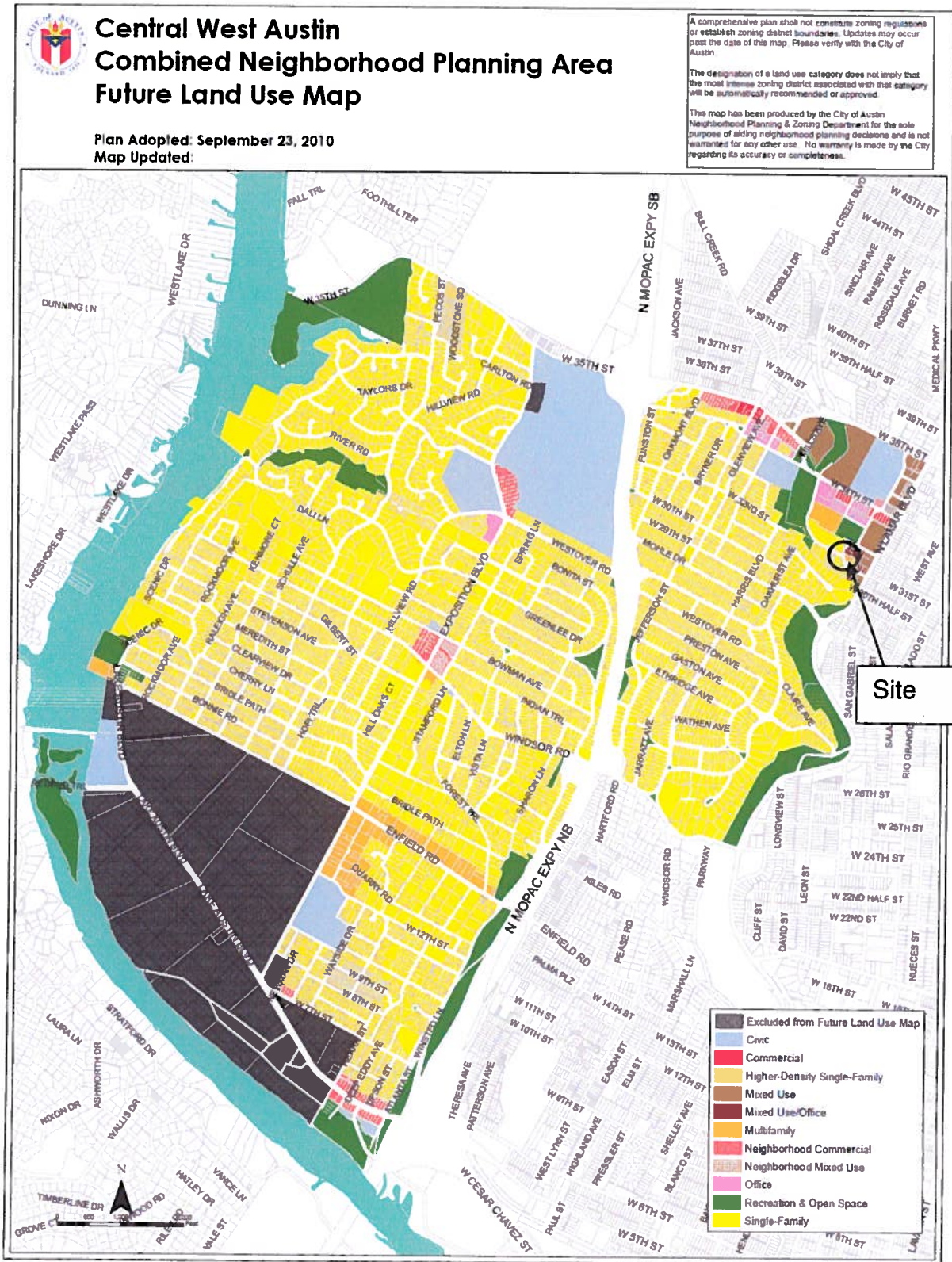
At last night's Community Meeting concerning the requested zoning change and FLUM amendment for 1018 West 31<sup>st</sup> Street, there was a good discussion of a number of issues between representatives of St. Andrew's Episcopal School and numerous other stakeholders. We heard a willingness of all parties to consider and discuss possible compromise solutions to address neighbor concerns about traffic impacts from the proposed Kindergarten school and the other development-related concerns of the nearby residential property owners.

Because there appears to be an opportunity for the various stakeholders to work in good faith to find a solution, the Central West Austin Neighborhood Plan Contact Team voted to delay our recommendation for two weeks (until Oct. 13) in hopes that this time would provide enough time for a compromise solution to be reached. **In addition, we voted to request that you and other neighborhood planners on the City Staff refrain from issuing a recommendation on this matter until after this two-week period.** There is an opportunity here for a community-based consensus to be reached, and we believe that a delay on the part of City Staff will help that process move forward. We would also note that the tentatively-scheduled Oct. 14 date for the Planning Commission hearing will most likely be delayed at the request of the neighbors, so the overall progress of this case should not be affected by the requested two week delay.

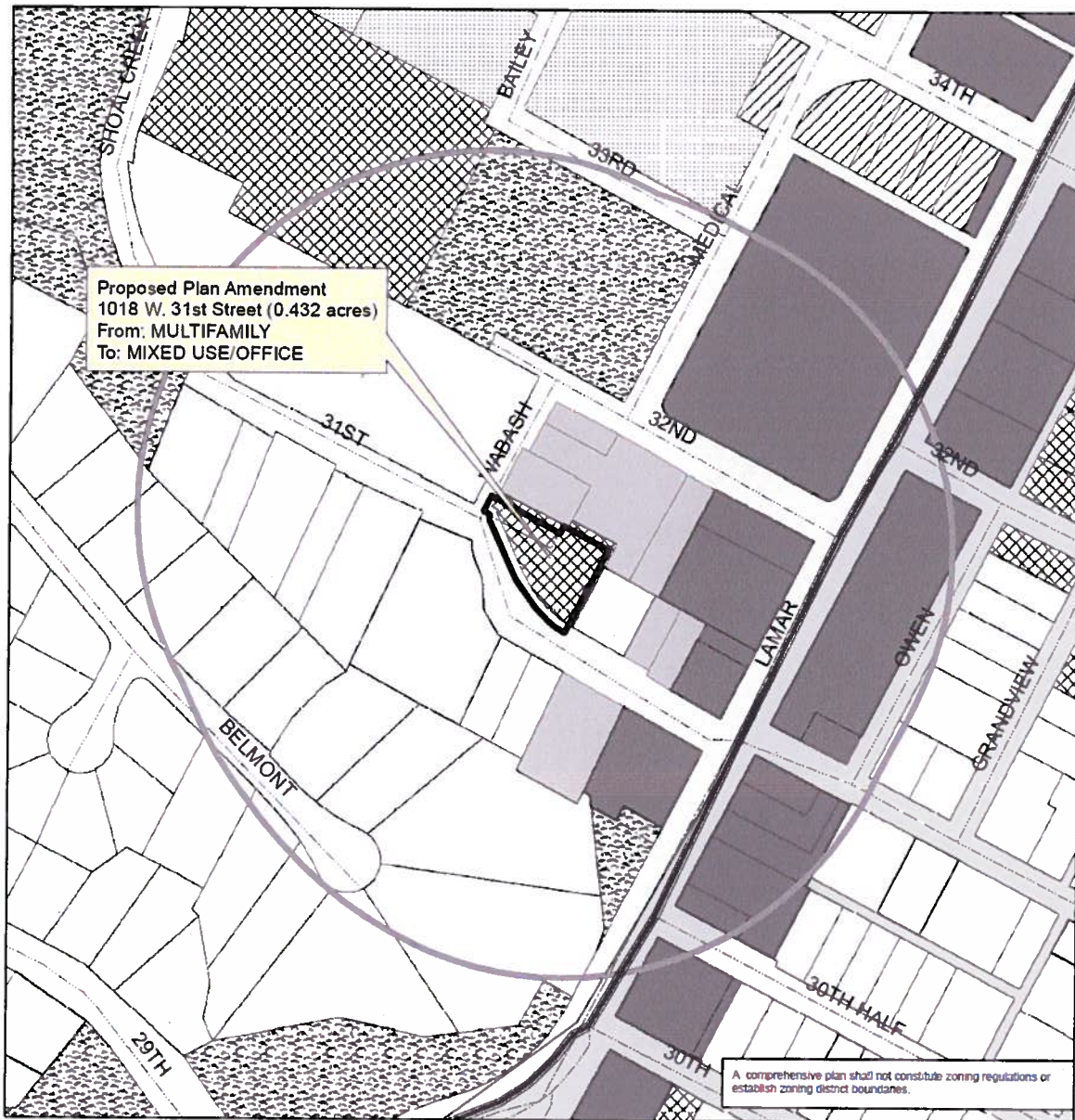
Yours very truly,

Michael Rocco Cannatti

Central West Austin Neighborhood Plan Contact Team, Chair







## Central West Austin Combined Neighborhood Plan NPA-2014-0027.02

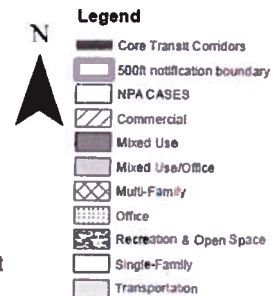
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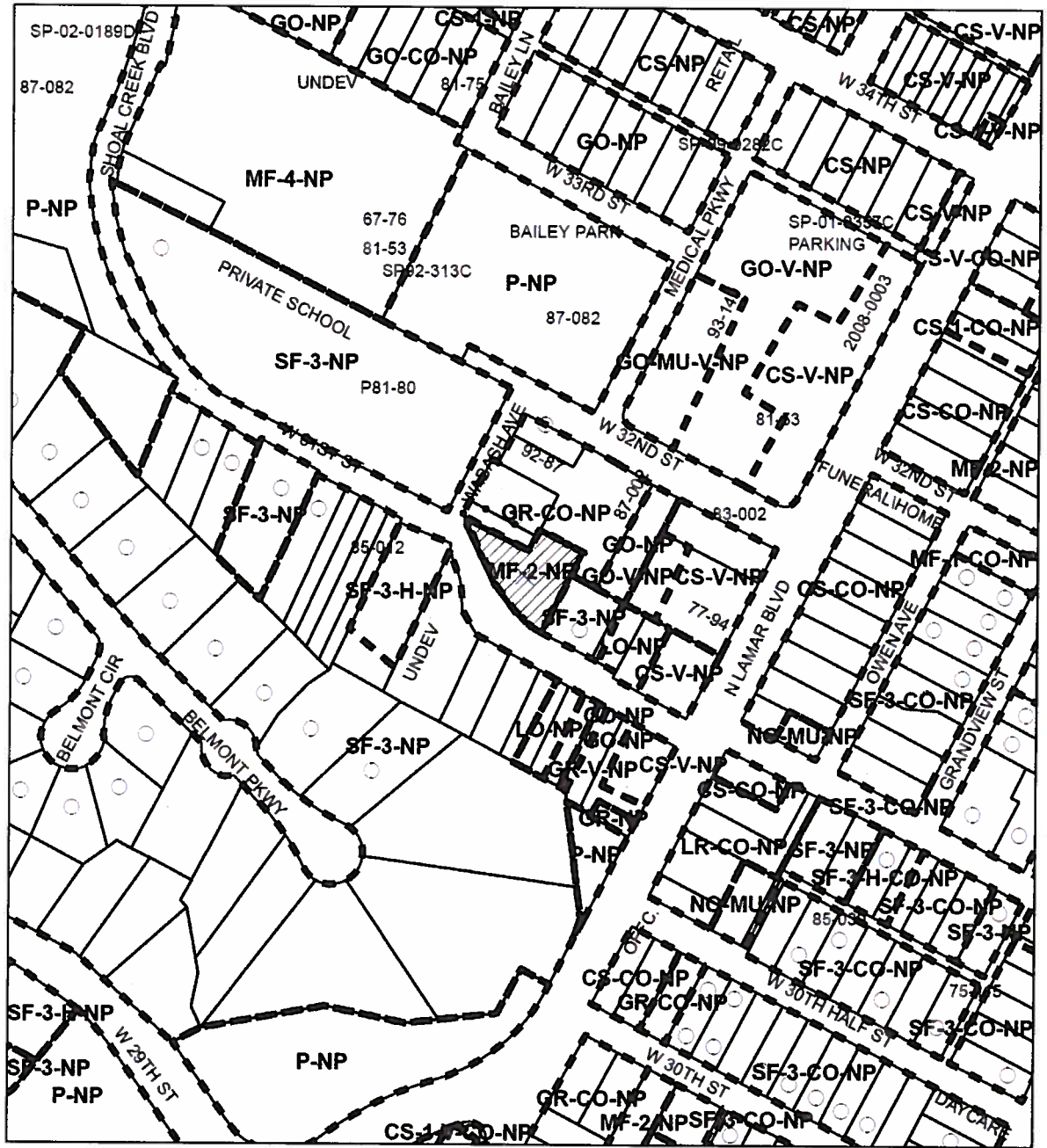
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City of Austin  
 Planning and Development Review Department  
 Created on Oct. 1, 2014\_M Meredith

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 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

**ZONING CASE**  
**C14-2014-0148**

$$1'' = 200'$$

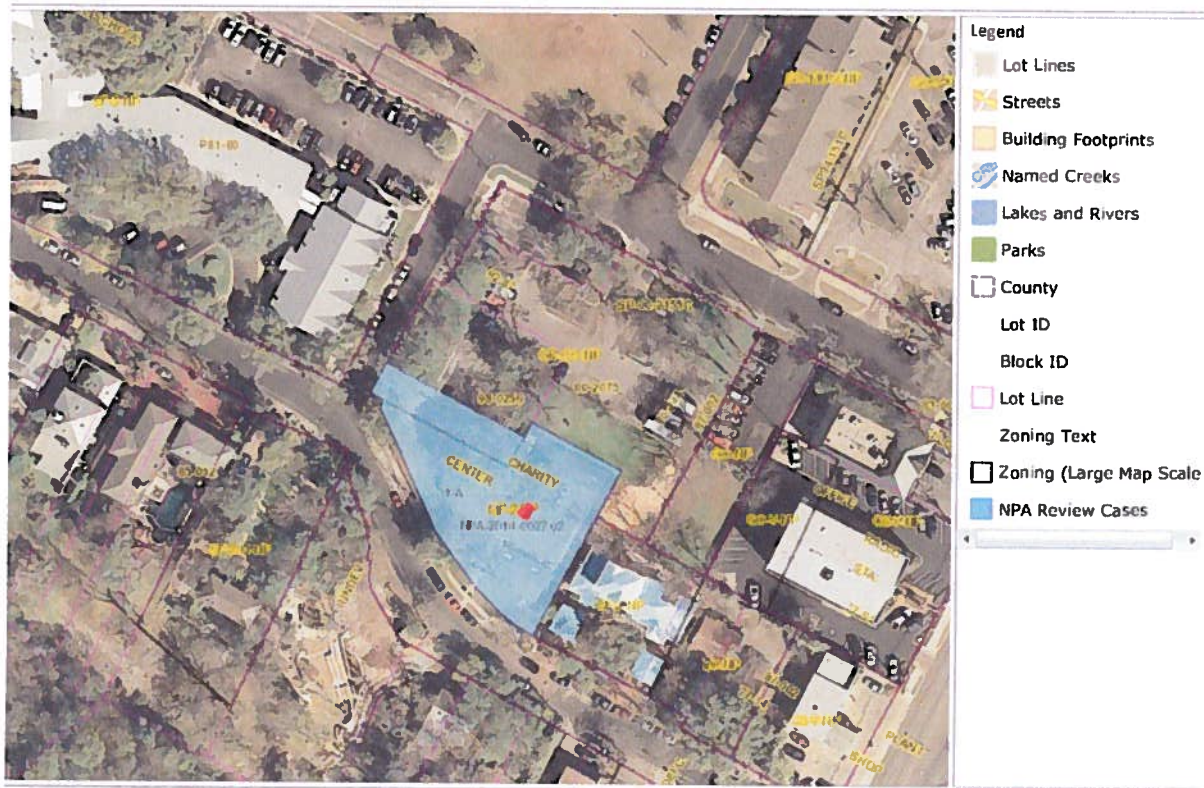
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CITY OF AUSTIN DEVELOPMENT WEB MAP



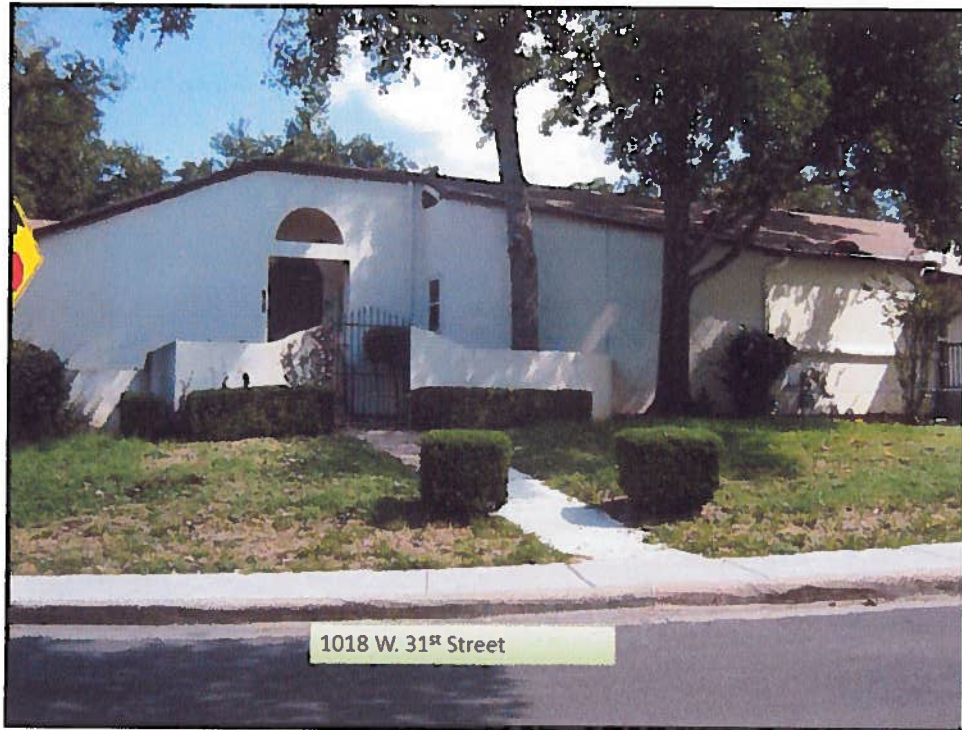
CITY OF AUSTIN DEVELOPMENT WEB MAP



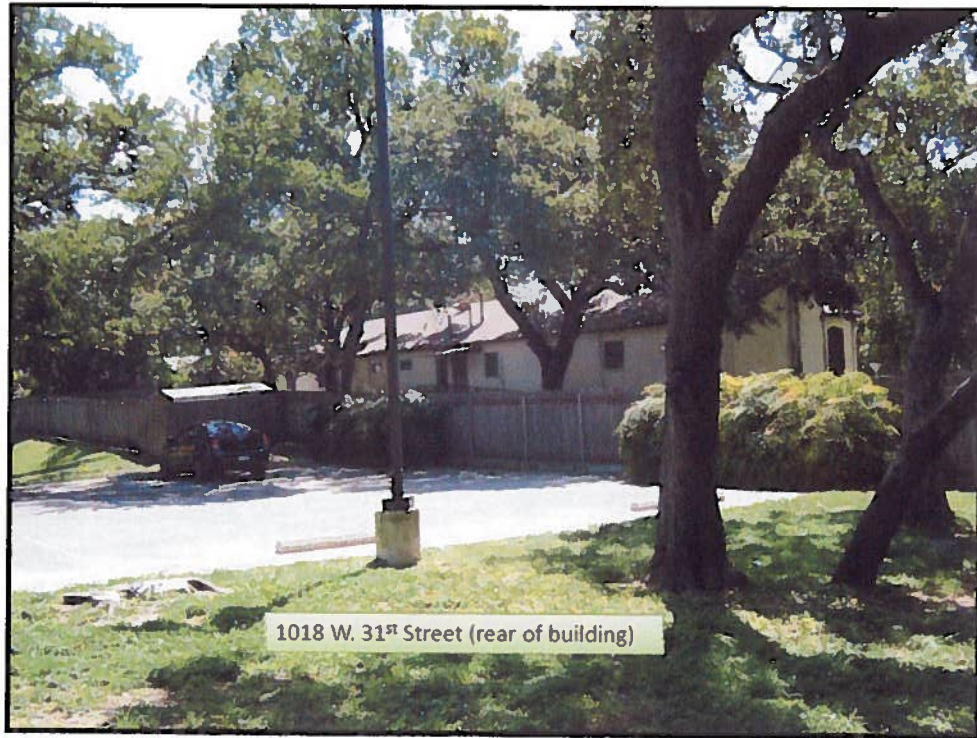
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Site









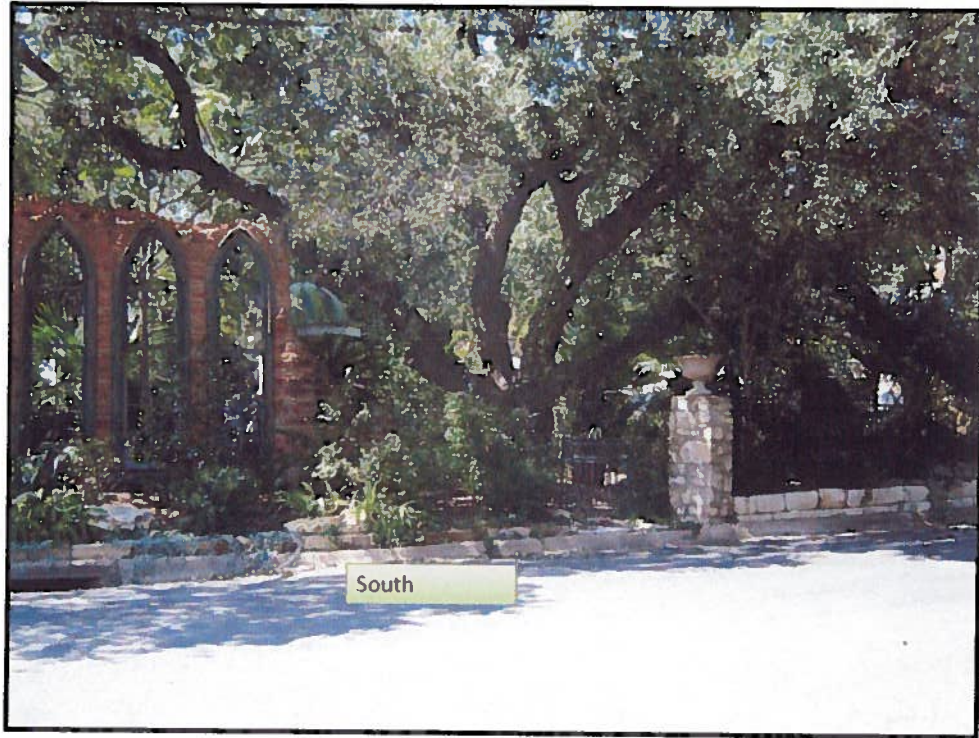














September 26, 2014

City of Austin  
Planning and Development Review Department  
Attn: Maureen Meredith  
P.O. Box 1088  
Austin, TX 78767

Dear Ms. Meredith,

Thank you for the community meeting notice sent on September 16, 2014. On behalf of Seton Medical Center Austin, I am writing to support both the zoning application C14-2014-0148 and Neighborhood Plan Amendment application NPA-2014-0027.02.

Seton Medical Center Austin is within 500 feet of the land described in the zoning and neighborhood plan amendment. I understand the applications were filed by the Daughters of Charity to allow the property to be used for private school use by St. Andrew's Episcopal School.

Seton Healthcare Family supports inspiring the next generation of healthcare professionals. St. Andrew's has always been a good neighbor in the area and a great asset to the community. Hopefully, their school use will help increase the pipeline of future doctors, nurses and clinical staff.

Please let me know if I can answer any questions.

Sincerely,

A handwritten signature in blue ink that reads "Thomas E. Gallagher".

Thomas E. Gallagher  
Executive Vice President – Administration

1345 Philomena St • Austin, Texas 78723 • (512) 324-1000 • [www.seton.net](http://www.seton.net)

**Our mission** inspires us to care for and improve the health of those we serve with a special concern for the poor and the vulnerable. We are called to be a sign of God's unconditional love for all and believe that all persons by their creation are endowed with dignity. Seton continues the Catholic tradition of service established by our founders, Vincent de Paul, Louise de Marillac and Elizabeth Ann Seton.





DAUGHTERS  
of CHARITY  
PROVINCE of ST. LOUISE

**Letter of Support for St. Andrews Episcopal School**

September 25, 2014

Planning and Development Review Department  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

**RE: Case No. NPA-2014-0027.02 (plan amendment)**  
**Case No. C14-2014-0148 (zoning change)**  
**Property Address: 1018 W. 31st Street**

To Whom This May Concern,

On behalf of the Daughters of Charity, I would like to express our full support for the zoning change currently under consideration by the City of Austin. The property in question served as the residence for our Sisters who recently left Austin. (The Daughters served in Austin since 1902.) It is now time to pass this property on to another owner.

As neighbors of St. Andrews, we have had a chance to see firsthand the operations of the school and are confident that they will extend their expertise to the functions that will occupy our former residence. It is our understanding that the zoning change will allow the school to expand its operations across Wabash Street. We are confident that this is the best use for this property given that the mission of St. Andrews is similar in many ways to that of the Daughters.

Sincerely,

**Sister Jane Graves**  
**Treasurer**

4336 Olive Street  
St. Louis, Missouri 63108-2622

p 314 533 4770  
f 314 533 3226  
[www.daughtersofcharity.org](http://www.daughtersofcharity.org)



September 26, 2014

City of Austin  
Planning and Development Review Department  
Attn: Maureen Meredith  
P.O. Box 1088  
Austin, TX 78767

Dear Ms. Meredith,

Thank you for the community meeting notice sent on September 16, 2014. On behalf of Seton Medical Center Austin, I am writing to support both the zoning application C14-2014-0148 and Neighborhood Plan Amendment application NPA-2014-0027.02.

Seton Medical Center Austin is within 500 feet of the land described in the zoning and neighborhood plan amendment. I understand the applications were filed by the Daughters of Charity to allow the property to be used for private school use by St. Andrew's Episcopal School.

Seton Healthcare Family supports inspiring the next generation of healthcare professionals. St. Andrew's has always been a good neighbor in the area and a great asset to the community. Hopefully, their school use will help increase the pipeline of future doctors, nurses and clinical staff.

Please let me know if I can answer any questions.

Sincerely,

A handwritten signature in cursive script that reads "Thomas E. Gallagher".

Thomas E. Gallagher  
Executive Vice President – Administration

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): NPA-2014-0027.02, C14-2014-0148

ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Corley Nelson Partnership, Ltd. (By: John Corley Nelson,  
Your Name (please print) manager of general partner)

1301 W. 34th Street, Austin, TX.

Your address(es) affected by this application

By: John C. Nelson 9/27/14  
Signature Date

Comments: We strongly support the  
requested change of zoning and land  
use and feel that the resulting  
project will be a substantial improvement  
to the neighborhood.

If you use this form to comment, it may be returned to:  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
Austin, TX 78704

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Case Number(s): NPA-2014-0027.02, C14-2014-0148

ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Corley Nelson Partnership, LPA. (By: John Corley Nelson,  
Your Name (please print) manager of general partner)

906 W. 31st Street, Austin, TX

Your address(es) affected by this application

By: John C. Nelson 9/27/14  
Signature Date

Comments: We strongly support the  
requested change of zoning and  
land use and feel that the  
resulting project will be a  
substantial improvement to the  
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ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Lauren Fish

Your Name (please print)

3125 N Lamar, Austin, TX 78705

Your address(es) affected by this application

[Signature] 9/26/14

Signature

Date

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

PETER PINCOFFS - 3108 N. LAMAR L.P.

Your Name (please print)

3108 N. LAMAR

Your address(es) affected by this application

Erin Guncold  
Signature

9/26/14  
Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Lauren Fish  
Your Name (please print)

906 W. 31<sup>st</sup> Austin, TX 78705  
Your address(es) affected by this application

[Signature] 9/26/14  
Signature Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

Corley Nelson Partnership, Ltd. (By: John Corley Nelson, manager of general partner)

Your Name (please print)

3115 Owen Avenue, Austin, TX.

Your address(es) affected by this application

By: John C. Nelson

Signature

9/27/14

Date

Comments: We strongly support the requested change of zoning and land use and feel that the resulting project will be a substantial improvement to the neighborhood.

If you use this form to comment, it may be returned to:  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
Austin, TX 78704

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ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Corley Nelson Partnership, Ltd. (By: John Corley Nelson, manager of general partner)

Your Name (please print)

3125 N. Lamar Blvd., Austin, TX.

Your address(es) affected by this application

By: Adam C. Nelson

Signature

9/27/14

Date

Comments: We strongly support the requested change of zoning and land use and feel that the resulting project will be a substantial improvement to the neighborhood.

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City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
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ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Nelson Homestead Management, LLC / Nelson Investments  
Your Name (please print) (By: John Carley Nelson, Manager)  
3404 Glenview Ave., Austin, TX.

Your address(es) affected by this application

By: John C. Nelson 9/27/14  
Signature Date

Comments: We lease the property at  
3404 Glenview Ave. which is in  
close proximity to the subject property  
of this case. We think the proposed  
changes of land use and zoning, as  
well as the resulting project, will  
be a substantial improvement to  
the neighborhood. We strongly support  
the change of zoning and land use.

If you use this form to comment, it may be returned to:  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
Austin, TX 78704

Susan S. Philips  
P.O. Box 5970  
Austin, TX 78763

(512) 585-5955

October 8, 2014

Planning Development Review Department  
City of Austin  
Attn: Maureen Meredith, Senior Planner Plan Amendment  
(512) 974-2695  
maureen.meredith@austintexas.gov

Planning Development Review Department  
City of Austin  
Attn: Tori Haase, Zoning Planner  
(512) 974-7691  
tori.haase@austintexas.gov

Re: NPA Case #: NPA-2014-0027.02  
Zoning Case #: C14-2014-0148

Dear Ms. Meredith and Dear Ms. Haase:

I am the manager of the LLC's that own 1004, 1006, 1011 and 1014 W 31<sup>st</sup> St, which gives me control of approximately 10% of property within a 200ft radius of 1018 W 31<sup>st</sup> St, some of which is adjacent to the property in question. I am writing to object to the above-referenced cases.

At the meeting of the Central West Austin Combined Neighborhood Planning Contact Team on September 29<sup>th</sup>, stakeholders made several requests. To date, I believe the only thing that has been provided to stakeholders is a copy of the letter given to Michael Cannatti by Jeff Howard, agent of the Applicant/Seller and the Buyer of the property, at that meeting.

Representatives of St Andrews have invited neighbors to meet with them today, October 8<sup>th</sup>, at 4 pm. So, I currently have no

understanding of what St Andrews will actually commit to and what legally binding assurances will be provided.

And, since the Planning Commission is now set to vote on this application on October 14<sup>th</sup>, we are running out of time to be fully informed because St. Andrews itself has created an urgency that does not exist. Therefore, I must oppose the request for the FLUM amendment and the rezoning. I do this on behalf of myself, and the LLC's. I reserve the right to withdraw my opposition if St Andrews provides additional information (via email to [ssphilips@earthlink.net](mailto:ssphilips@earthlink.net)) before the next meeting of the Planning Contact Team on the 13<sup>th</sup> and the Planning Commission on the 14<sup>th</sup>.

St Andrews wants the FLUM changed to Mixed Use/Office and the zoning changed to LO-MU so that it can create a kindergarten. The property, as currently zoned, would allow a kindergarten under a conditional use permit. No changes are necessary for St Andrews to establish a kindergarten. A site plan would be required under the conditional use permit but it would go a long way to informing its neighbors and the City of Austin of its intentions and the impact on the neighborhood that the PLAN directs be preserved. I can appreciate that this would be a lengthy process but the discussions about the purchase and establishment of the kindergarten as well as active fundraising for this project have been on-going, in private, for well over a year. It is not necessary to now rush this process. Also, the request for MU is unnecessary under any scenario St Andrews has proposed, either a school or administrative offices. It would merely expand the uses of the property. It would not protect the existing single-family homes from any intrusion and adverse effects from higher intensity uses as required by the PLAN.

Applicant's Summary Letter concludes that a private school is an appropriate use for the property but does not offer any support for that position. References have been made to contract deadlines and nuns retiring, also with no support. No criteria is clearly stated on which the request to change the FLUM is based. Criteria for Staff Recommendation is required for the amendment for an individual property.



We were directed by the Contact Team to look to the PLAN (We looked at the entire PLAN and L.4.4. and L.4.5 – pages 45 and 46 respectively, page 2 of the ordinance implementing the PLAN, the Land Use Summary on page 10, etc.) One of the PLAN's objectives states that the West 31<sup>st</sup> St neighborhood is stable and worthy of preservation. (L1.1, page 42) The PLAN has as some of its objectives to protect against cut-through traffic, increasing traffic, preserve the mature tree canopy, encourage walking and bicycling and preserve the existing character and integrity of single-family neighborhoods. It is important to look at the entire neighborhood.

The application states that the tracts to the north of the property are indicated as mixed use/office on the FLUM but neglects to state that the tracts have substantially limiting conditional overlays. The tract immediately adjacent to the east is single family residential and the next tracts, while zoned LO, have two small 1920's houses with several protected trees. Careful decisions about those properties have been made in order to preserve the character and integrity of the neighborhood.

The application does not address the numerous homes on 31<sup>st</sup> St, the Shoal Creek Hike and Bike Trail or the statement in the PLAN that "if St Andrews leaves, it should be replaced by single family housing along 31<sup>st</sup> St." (L4.5, page 46.) Changing 1018 W 31<sup>st</sup> St to Mixed Use/Office is in no way consistent with current or future land uses.

Picture this: adding a kindergarten (for approximately 30 to 50 students, and possibly even day care services as well, increasing business hours from around 7:30am to 6:30pm) at the corner of two very narrow streets (See the Land Development Code Section 25-2-832), opposite the Shoal Creek Hike and Bike Trail, in a neighborhood already severely impacted by large quantities of cars waiting in line to pick up or drop of children to the St. Andrews elementary and middle schools at various times during the day.

And, it is worthwhile to mention the lack of sufficient public parking spaces in the vicinity of this corner, the additional noise of a kindergarten play-yard, adjacent to and/or facing other residential properties, the possible increase in impervious cover in an area

already prone to flooding, a possible decrease in rear setback, a possible loss of recently planted young trees to offset the sacrifice of very large trees elsewhere on St. Andrew's property.

And last, but not least, I also would like to point out the proven reduction in value of properties located adjacent to schools, and the hardship to sell properties like this in a timely manner. The kindergarten is not promoting compatibility with adjacent and nearby uses, as St. Andrews would like you to believe, and would result in detrimental impacts to the neighborhood character.

The granting of this expedited re-zoning application would set an undesirable precedent for other properties in the neighborhood, would be out of scale with the neighborhood along 31<sup>st</sup> Street, and would constitute a special privilege to an individual owner.

I encourage you to vote against the FLUM change and against the re-zoning request under the current circumstances.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Philips', written in a cursive style.

Susan S. Philips

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:  
City of Austin  
Planning and Development Review Department  
512-974-2695  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2014-0027.02  
Contact: Maureen Meredith  
Public Hearing: Oct 28, 2014, Planning Commission  
Nov 6, 2014, City Council

Christopher L. & Susan P. Ricketts  
Your Name (please print)  
1101 Belmont Pkwy, Austin TX 78703  
Your address(es) affected by this application  
[Signature] 10/21/14  
Signature Date

☒ I am in favor  
☐ I object

Comments:  
I fully agree + the applicant's  
application.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Written comments must be submitted to the board or commission for the contact person listed on the notice before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): NPA-2014-0027.02, C14-2014-0148  
 ADDRESS: 1018 W. 31st Street, Austin, Texas  
 Contact: Maureen Meredith 512-974-2695  
 Public Hearing: 9/29/2014; 10/14/2014  
 Planning Commission  
 Planning and Development Review Department

<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
--

*John C. (Sean) Murphy, Katrina Murphy*  
 Your Name (first, last)

*1109 W 31st St, Austin*  
 Your address (street affected by this application)

*Karl J. Murphy*      *10/2/14*  
 Signature      Date

Comments:

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 City of Austin  
 Planning and Development Review Department  
 505 Barton Springs Road  
 Austin, TX 78704



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Case Number(s): NPA-2014-0027.02, C14-2014-0148

ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen McCreed 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

DANIEL R. REYNOLDS  
Your Name (please print)

1001 W. 31<sup>ST</sup> ST, AUSTIN, TX  
Your address(es) affected by this application

Maureen 10-3-14  
Signature Date

Comments: I ~~LOVE~~ OWN MY FAMILY  
LIVES IN THE MIXED USE BUILDING  
AT 1001 W. 31<sup>ST</sup> ST. WE SUPPORT  
THE PROPOSED ZONING CHANGE.  
THANK YOU.

If you use this form to comment, it may be returned to:  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
Austin, TX 78704



 COPY

DAUGHTERS  
of CHARITY  
PROVINCE of ST. LOUISE

**Letter of Support for St. Andrews Episcopal School**

September 25, 2014

Planning and Development Review Department  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

**RE: Case No. NPA-2014-0027.02 (plan amendment)**  
**Case No. C14-2014-0148 (zoning change)**  
**Property Address: 1018 W. 31st Street**

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Sincerely,

Sister Jane Graves  
Treasurer

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St. Louis, Missouri 63108-2622

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f 314 533 3226  
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Please let me know if I can answer any questions.

Sincerely,

A handwritten signature in black ink that reads "Thomas E. Gallagher".

Thomas E. Gallagher  
Executive Vice President – Administration

1345 Philomena St. • Austin, Texas 78723 • (512) 324-1000 • [www.seton.net](http://www.seton.net)

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Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

☒ I am in favor  
☐ I object

Corley Nelson Partnership, Ltd. (By: John Corley Nelson,  
Your Name (please print) manager of general partner)

3115 OWEN Avenue, Austin, TX.

Your address(es) affected by this application

By: John C. Nelson  
Signature

9/27/14  
Date

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Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Corley Nelson Partnership, Ltd. (By: John Corley Nelson,  
Your Name (please print) manager of general partner)

3125 N. Lamar Blvd., Austin, TX.

Your address(es) affected by this application

By: John C. Nelson 9/27/14  
Signature Date

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ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Nelson Homestead Management, LLC / Nelson Investments

Your Name (please print)

(By: John Corley Nelson,  
Manager)

3404 Glenview Ave., Austin, TX.

Your address(es) affected by this application

By: John C. Nelson 9/27/14

Signature

Date

Comments: We lease the property at  
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City of Austin

Planning and Development Review Department

505 Barton Springs Road

Austin, TX 78704

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Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014


Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Laurens Fish  
Your Name (please print)

906 W. 31<sup>st</sup> Austin, TX 78705  
Your address(es) affected by this application

 9/26/14  
Signature Date

Comments: \_\_\_\_\_  
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If you use this form to comment, it may be returned to:  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
Austin, TX 78704

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): NPA-2014-0027.02, C14-2014-0148

ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

PETER PINCOFFS - 3108 N. LAMAR L.P.

Your Name (please print)

3108 N. LAMAR

Your address(es) affected by this application

Erin Oulicoff

Signature

9/26/14

Date

Comments:


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Planning and Development Review Department

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Austin, TX 78704



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ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Lauren Fish

Your Name (please print)

3125 N. Lamar, Austin, TX 78705

Your address(es) affected by this application

[Signature]

Signature

9/26/14

Date

Comments: \_\_\_\_\_

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ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Corley Nelson Partnership, LTA. (By: John Corley Nelson,  
Your Name (please print) manager of general partner)

906 W. 31st Street, Austin, TX  
Your address(es) affected by this application

By: John C. Nelson 9/27/14  
Signature Date

Comments: We strongly support the  
requested change of zoning and  
land use and feel that the  
resulting project will be a  
substantial improvement to the  
neighborhood.

If you use this form to comment, it may be returned to:  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
Austin, TX 78704

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): NPA-2014-0027.02, C14-2014-0148

ADDRESS: 1018 W. 31st Street, Austin, Texas

Contact: Maureen Meredith 512-974-2695

Public Hearing: 9/29/2014; 10/14/2014

Planning Commission

Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Corley Nelson Partnership, Ltd. (By: John Corley Nelson, manager of general partner)

Your Name (please print)

1301 W. 34th Street, Austin, TX.

Your address(es) affected by this application

By: John C. Nelson

Signature

9/27/14

Date

Comments: We strongly support the requested change of zoning and land use and feel that the resulting project will be a substantial improvement to the neighborhood.

If you use this form to comment, it may be returned to:  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
Austin, TX 78704

**Tom Daniel**

---

**From:** Glenys Wolff <[REDACTED]>  
**Sent:** Saturday, October 11, 2014 3:48 PM  
**To:** tori.haase@austintexas.gov  
**Subject:** St. Andrew's School

To Whom It May Concern:

We live within 500 feet of the land described in Zoning application C14-2014-0148 and in Neighborhood Plan Amendment application NPA-2014-0027.02, and own two properties. We understand that these applications were filed by the Daughters of Charity to allow the property to be used for private school use by St. Andrew's School.

St. Andrew's has always been a great neighbor to the area and great asset to the community. We fully support both the re-zoning request and the neighborhood plan amendment request.

Thank you.

Glenys and Howard Wolf  
1102 Belmont Parkway  
1104 Belmont Parkway  
Austin, TX 78703

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): NPA-2014-0027.02, C14-2014-0148  
ADDRESS: 1018 W. 31st Street, Austin, Texas  
Contact: Maureen Meredith 512-974-2695  
Public Hearing: 9/29/2014; 10/14/2014  
Planning Commission  
Planning and Development Review Department

<input checked="checked" type="checkbox"/> I am in favor <input type="checkbox"/> I object
---

Kimberly Renner  
Your Name (please print)

3018 N. Lamar Blvd. Austin, TX 78705

Your address(es) affected by this application

Maureen Meredith Signature  
11/3/14 Date

Comments: I own the business located at the above address and support the above zoning change.


If you use this form to comment, it may be returned to:  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
Austin, TX 78704



West 31st Street Creekside Neighborhood Association  
1111 West 31st Street, Austin, TX 78705  
Jason Thompkins, [REDACTED]  
512-517-3616  
Susan S. Philips, [REDACTED]  
512-585-5955

October 22, 2014

Ms. Maureen Meredith  
Senior Planner  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, TX 78704  
(512) 974-2695  
[maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)

Ms. Tori Haase  
Zoning Planner  
City of Austin Planning and Development Review Department  
One Texas Center  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, TX 78704  
(512) 974-7691  
[tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov)

RE: NPA Case #: NPA-2014-0027.02  
Zoning Case#: C14-2014-0148

Dear Maureen and Tori,

The W. 31<sup>st</sup> Creekside Neighborhood Association (WCNA) has met on two occasions (October 9<sup>th</sup> and October 20<sup>th</sup>) with representatives of St. Andrews Episcopal School in an effort to continue constructive dialogue around the proposed FLUM and Zoning changes referenced above. The first meeting took place on October 9th and the second meeting on October 20th, after we received a letter and meeting request from St. Andrews dated October 17th.

The most recent meeting on October 20<sup>th</sup> helped to further clarify some WCNA concerns, while also enabling St. Andrews representatives to provide additional details underlying the current application. Desired outcomes that could be supported by both parties were outlined, and it was agreed that the two parties would reconvene pending the creation draft language that might be reviewed by the members of each group.

Despite the progress made, WCNA anticipates that the drafting and subsequent review of such documents will take some time. WCNA is sensitive to the timing constraints related to St.

Andrews purchase of the property at 1018 W. 18<sup>th</sup>, but is also focused on ensuring that the concepts discussed on October 20<sup>th</sup> are adequately developed to capture the spirit / intent of the outcomes desired by both groups.

As such, the West 31<sup>st</sup> Street Creekside Neighborhood Association (WCNA) would like to formally request a postponement of the Planning Commission hearing of NPA Case # NPA-2014-0027.02 / Zoning Case# C14-2014-0148 scheduled for 5:00 pm on October 28, 2014, and ask that the hearing be rescheduled for November 12, 2014. WCNA believes this will give both WCNA and St. Andrews an opportunity to continue the dialogue and efforts toward a potential mutual understanding.

Should you need any additional information from the WCNA or from me, please don't hesitate to contact me at the email address or telephone number below.

Respectfully,



Jason Thompson  
President  
West 31<sup>st</sup> Creekside Neighborhood Association  
(512) 517-3616 – cell



Marja Spearman  
1014-B West 31<sup>st</sup> Street  
Austin, Texas 78705

512-815-7534

October 23, 2014

Planning Development Review Department  
City of Austin  
Attn: Maureen Meredith, Senior Planner Plan Amendment  
(512) 974-2695  
maureen.meredith@austintexas.gov

Planning Development Review Department  
City of Austin  
Attn: Tori Haase, Zoning Planner  
(512) 974-7691  
tori.haase@austintexas.gov

Dear Ms. Meredith and Dear Ms. Haase:

Re: Opposition to the Rezoning Application by Daughters of Charity/St. Andrews  
# C14-2014-0145 and the Neighborhood Plan Amendment Application #  
NPA-2014-0027 for the property located at 1018 West 31<sup>st</sup> Street

I attended the CWANPCT meeting on September 29<sup>th</sup>. Had I been present at the prior meeting, I would have aired my opposition to the expedited process they agreed to. I realize that is water under the Shoal Creek bridge now, yet it has heightened my concerns.

I have lived and worked adjacent to the property on West 31<sup>st</sup> Street over the last six years. I am also in the process of establishing a small business at 1004 and 1006 West 31<sup>st</sup> street. 1004 and 1006 are the two small LO-zoned houses, built around 1920, located on the North side of West 31<sup>st</sup> street. The renovation efforts there are focused on maintaining Neighborhood Character.

My residence is on the North side of 31<sup>st</sup> Street as well. Unfortunately, this area is not very accurately described in the FLUM. Yet the Plan does state that future development should develop at a scale appropriate with the neighborhood along 31<sup>st</sup> Street (L.4.4. – page 45), and **if the school leaves, it should be replaced by single family housing along 31<sup>st</sup> Street**. This will protect the homes on (the south side of) 31<sup>st</sup> street and promote neighborhood activity along the Shoal Creek Hike and Bike Trail."

My residence at 1014, adjacent to the 1018 lot, has been zoned SF-3 for a long time. It was being built around the time the FLUM language was being drafted. The building came about after careful consideration to maintain the neighborhood residential character. In line with that we went through great expense to salvage and relocate several mature trees to other locations on the lot, observed generous setbacks and building scale, and built to receive an Austin's Green Energy 4-star home.

St. Andrews wants the FLUM changed to Mixed Use/Office and the zoning changed to LO-MU. This is what I have learned in the process of attending various meetings:

1. St. Andrews could and should have solicited involvement of their neighbors months earlier in the process. They chose not to, and created an urgency that doesn't really exist.
2. No changes to the FLUM or zoning are necessary for St. Andrews to establish a kindergarten. A site plan would be required under the conditional use permit.
3. The conditional use permit process would likely lead to more City of Austin site plan scrutiny.
4. St. Andrews based its request for the expedited process on its representation that applying for a conditional use permit would be a lengthy process. I am being told by others familiar with development issues that this is not necessarily so.
5. St. Andrews could use the property, zoned as LO alone, for a kindergarten and administrative offices.
6. The streets immediately surrounding the property are way too narrow (Austin City Code 25-2-832) for a private primary school on the east corner of Wabash and West 31<sup>st</sup> Street.
7. Adding the MU combining district is entirely unnecessary for the kindergarten and/or administrative offices St. Andrews is proposing. The MU combining district would expand the land use unnecessarily and may give St. Andrews the opportunity to change other lots they own in the street to MU as well. I anticipate that if and when the school has outgrown this neighborhood (if it hasn't already), it would be advantageous to sell all they have come to own to a developer, rather than adhering to the "single family residences" FLUM guidelines mentioned previously. St. Andrews argument for the MU zoning is that the applicant (The Daughters of Charity/seller of the property) does not want to relinquish MF2 zoning uses in the process, in case of breach by St. Andrews. The seller would retain all of the MF2 uses under the MU designation. An overly expansive zoning change is NOT the right way to protect the seller from the buyer's breach.
8. The school traffic on West 31<sup>st</sup> street already poses a problem at its current capacity. St. Andrews is offering to attempt to route any additional traffic over 32<sup>nd</sup> street but it can't enforce that and that will not be enough to bring relief.

9. Jeff Howard explained on September 29<sup>th</sup> at the CWANPCT there would be 2 classes of 15 students requiring 40 trips total a day. In our last meeting with St. Andrews, we were told that the plan is to ultimately have at least 3 classes of 16 students, each requiring staff, and so potentially doubling the anticipated additional traffic, which is already at an unworkable volume.
10. At the September 29<sup>th</sup> CWANPCT meeting, Jeff Howard also clearly stated that St. Andrews would limit itself to a one-story structure. This too has since changed.
11. The neighborhood plan also stressed that neighborhood should be protected against cut-through traffic, increase in traffic, decrease of mature tree canopies, increase of walking and bicycling, and that the character and integrity of single-family neighborhoods needs to be protected by looking at the entire neighborhood – not just a single neighbor or entity like St. Andrews. Criteria on which the request to change the FLUM is based has not been submitted in the application.
12. We have let Jeff Howard know that we think seller should sit at the table with us while we are discussing these applications, and that his position as agent to the seller and buyer may be a conflict of interest.

#### Traffic

I have endured many unpleasant interactions and dangerous situations because of traffic conditions on West 31<sup>st</sup> Street and the other nearby narrow streets. Lately, we have experienced an increase in cut-through traffic. I have been unable to turn onto the street from Lamar because of stacked school traffic. I have had unpleasant interactions with those blocking driveways. I have had to back up the entire street because of meeting oncoming traffic head on. I have had to deal with individuals parking illegally. I have had to avoid individuals entering the traffic lane because the City has not tended to the overgrown bike lane. St. Andrews can commit to evaluating the traffic situation to helping protect the existing single-family homes from any intrusion and adverse effects from higher intensity uses as required by the Plan.

I know time is of the essence, to all of us, but until that time I hope:

- that the Central West Austin Neighborhood Association will NOT vote for the FLUM amendment and will allow us to come to agreement before any changes are green-lighted; and
- that the Planning Commission Meeting scheduled for October 28<sup>th</sup> will be postponed.

Please understand that the playing field is not level. St. Andrews board members know the rules and regulations involved by heart. Personally, I am overwhelmed learning about all the rules and regulations and processes involved, yet, like others in the street, I have worked long and hard hours trying to get up to speed as quickly as possible. I am still willing to keep working with St. Andrews to come to some kind of a solution that would serve all parties involved.




**The West 31<sup>st</sup> Street Creekside Neighborhood Association members are eagerly awaiting a first draft agreement from St. Andrews after our last meeting on Monday the 20<sup>th</sup>.**

May I also point out to you that the letters of support for the project forwarded to your team seem to come from those who are associated with St. Andrews (headmaster and current parents) and those not actually living on West 31<sup>st</sup> Street but on the other side of the creek, in actuality an entirely different neighborhood.

Also, I believe that the West 31<sup>st</sup> Street Creekside Neighborhood Association would very much like to see additional changes in FLUM language as it pertains to this small section of Austin, particularly that the property in question turns back to residential property as well when St. Andrews leaves the neighborhood.

Sincerely,

  
Marja Spearman

PUBLIC HEARING COMMENT FORM	
<p>If you use this form to comment, it may be submitted to: City of Austin Planning and Development Review Department Maureen Meredith, (512) 974-2695 P. O. Box 1088 Austin, TX 78767-8810</p>	
<p>If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.</p>	
<p>Case Number: NPA-2014-0027.02 Contact: Maureen Meredith, 512-974-2695 Public Hearing: Oct 14, 2014, Planning Commission Oct 23, 2014, City Council</p>	
<p>John Bardman, President Heritage Neighborhood Assoc.</p>	<p><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</p>
<p>Your Name (please print) Heritage Neighborhood Assoc.</p>	
<p>Your address(es) affected by this application </p>	
<p>Signature</p>	<p>Date Oct 7, 2014</p>
<p>Comments: The steering committee of the Heritage Neighborhood Association opposes this change to the West 31<sup>st</sup> Street Creekside Neighborhood plan. Heritage is on the other side of Lamar from the property and has lots within 500 feet of the property.</p>	